HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Canadian Housing Market: Moderation is on the Horizon

Overview[1]

Housing Starts:
2012: 207,200
2013: 193,100

Resales:
2012: 466,600
2013: 469,600

Housing starts: Canada's housing starts activity has been sustained by multiple starts so far in 2012. For the rest of the year, multiple starts are expected to moderate while single starts will remain mostly stable. Overall, total starts are forecast to be 207,200 for 2012 and 193,100 for 2013.

Resales: Sales of existing homes through the Multiple Listing Service® (MLS®)[2] are expected to total 466,600 units in 2012. In 2013, MLS® sales will move up only slightly to about 469,600 units.

Resale prices: On a quarterly basis, growth in the average MLS® price is expected to slow moving forward over the forecast horizon. Nevertheless, balanced market conditions are expected in most local markets across Canada over the rest of 2012. This forecast calls for an average price of $368,000 in 2012 and $377,300 in 2013.

Cross-Canada Highlights

Eastern Canada: Over the course of 2012, all eastern provinces, except Ontario, are expected to see a contraction in housing starts. This will generally continue into 2013 with Ontario also posting a reduction in total housing starts.

Western Canada: All four western provinces are expected to see growth in housing starts in 2012, with Alberta leading the way at about 23.7 per cent growth. In 2013, only Saskatchewan will see negative growth, at approximately -3.5 per cent. British Columbia will lead western Canadian growth in 2013 at 5.6 per cent.

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[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of July 25, 2012.
[2]Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Detailed National Housing Outlook

Total Housing Starts

On a seasonally adjusted basis, total starts grew about 11.6 per cent during the second quarter of 2012 to 229,300 units. This compared to a 2.9 per cent increase in the first quarter of 2012. Recent starts numbers have been vigorous due to the multiples segment. The increase in this segment is partly a reflection of the high level of pre-sales in large multi-unit projects since 2011. In addition, when there is a high level of activity in the multiples segment, there is often a greater number of larger projects initiated, which can bring increased volatility to overall housing starts. The multiples segment, however, is expected to moderate moving forward. By the fourth quarter of 2012, total starts are expected to reach 193,275 on an annualized basis. Looking ahead to 2013, total starts will continue to decline to about 193,100 units on an annualized basis.

CMHC's point forecast for total housing starts is 207,200 units for 2012, followed by a decrease to 193,100 units in 2013. Given the current degree of economic and financial uncertainty, a range for the housing outlook in 2012 and 2013 was generated. Overall, starts are expected to be between 196,800 and 217,000 units in 2012 and between 173,000 and 207,400 units in 2013.

All provinces from Ontario westward will experience gains in total housing starts this year. From Quebec eastward, starts will decrease because of a moderation in multiple unit investment. Alberta will lead total starts growth at 23.7 per cent, followed by Saskatchewan at 20.9 per cent. With respect to declines, the largest will be in Prince Edward Island and Nova Scotia at -14.9 per cent each, followed by New Brunswick at -13.1 per cent. Somewhat similar growth patterns are expected in 2013, although declines are expected in the provinces of Ontario and Saskatchewan (see pages 9 to 18 for the provincial outlooks).

Single-detached starts to be stable

The number of single-detached starts is expected to be stable in 2012 and 2013, with forecasts of 83,500 and 84,100, respectively.

The construction of single-detached homes will decrease in half of Canada's provinces in 2012. The decrease will occur mostly in eastern Canada, with the exception of Nova Scotia, which will grow at about 2.7 per cent. The largest decline will be in New Brunswick at -17.7 per cent, followed by Prince Edward Island at -13.0 per cent. The strongest growth in single starts will be in Saskatchewan, at 18.0 per cent, followed by Alberta, at 15.8 per cent. The differences in the regions generally reflects the stronger economic prospects in Canada's western provinces, in particular Saskatchewan, Alberta and British Columbia. These three provinces will grow, on average, 3.0 per cent in both 2012 and 2013. This compared to 2.1 per cent and 2.2 per cent for Canada as a whole. Western Canada is benefitting from a robust natural resources sector, which is helping to push provincial growth forward.

Looking into 2013, a similar profile is expected. Half of Canada's provinces will see a reduction in single-detached starts, once again largely in eastern Canada, with the exception of Nova Scotia and Ontario, which will see no growth. The lone western province to see a decline will be Saskatchewan, at -4.1 per cent. The largest increase will be seen in British Columbia at 11.2 per cent, while the largest decline will be in Prince Edward Island, at -10.7 per cent.

Multi-family starts to slow

Overall, there will be about 123,700 multiple[3] unit starts in 2012 and about 109,000 units in 2013. As stated previously, 2012 to date has seen a robust increase in multiple-unit starts. This has been partly due to high levels of pre-sales in large multi-unit projects since 2011, such as condominiums in Toronto, Vancouver and Montreal. Many of these will be rented out to meet growing rental demand.

With respect to the forecast for 2012, only Ontario and the provinces to its west will experience positive growth in the multiples segment, again generally reflecting broader regional economic conditions. Leading the way will be Alberta at 35.1 per cent, followed by Saskatchewan at 25.0 per cent and Ontario at 20.2 per cent. Decreases will occur in the rest of Canada, led by Nova Scotia at -28.8 per cent, followed by Prince Edward Island at -16.5 per cent and New Brunswick at -7.9 per cent.

On a national basis, the volatility in the level of activity of the multiples segment and the average size of multi-unit structures are expected to diminish in line with overall market activity. Volatility and average project size are closely linked: when a large multi-unit project gets underway, it may mean that a large block of units are brought to market at the same time, which suddenly increases the total amount of multiple starts in a given period.

[3] Multiple starts consist of row, semi-detached and apartment units.

MLS® sales to move slightly higher

On an annual basis, sales of existing homes through the Multiple Listings Service® (MLS®) are expected to move slightly upwards in both 2012 and 2013. CMHC's point forecast is 466,600 MLS® sales for 2012 and 469,600 for 2013. Sales are forecast to move higher due to moderate employment growth, low interest rates and modest personal income growth. There will be some regional variation, however. Alberta will lead the way at 11.2 per cent growth, followed by Newfoundland and Labrador at 8.3 per cent and Saskatchewan at 6.6 per cent. A range of forecasts for MLS® sales was also generated. For 2012, MLS® sales are forecast to be between 442,300 and 485,200 units. In 2013, MLS® sales will be between 440,500 and 487,600 units.

Balanced market conditions continue

Looking ahead, balanced market conditions are expected to prevail in most local housing markets and the average MLS® price should grow at a rate close to inflation, or slightly below, through 2012. However, 2013 will see a moderation in the quarterly price growth path.

CMHC's point forecast for the average MLS® price is $368,000 in 2012 and $377,300 in 2013. Overall, the average MLS® price is forecast to be between $351,300 and $378,400 in 2012 and between $358,000 and $395,800 in 2013.

Trends Impacting Housing

Mortgage Rates

CMHC uses publicly available information and the consensus among major Canadian forecasters regarding interest rates. Although there is significant uncertainty, mortgage rates are not expected to rise in the short term and will remain low by historical standards.

According to CMHC's base case scenario, for 2012, the one-year posted mortgage rate is expected to be in the 3.2 to 3.4 per cent range, while the five-year posted mortgage rate is forecast to be within 5.2 to 5.3 per cent. For 2013, the one-year posted mortgage rate is expected to rise and be in the 3.5 to 4.2 per cent range, while the five-year posted mortgage rate is forecast to be within 5.1 to 5.4 per cent, reflecting more solid economic growth prospects as 2013 progresses.

Migration

Total net migration (net international migration including non-permanent residents) was 244,312 in 2011, essentially unchanged from 244,573 in 2010. The Canadian economy continues to outperform many others in the Organisation for Economic Co-operation and Development. Canada's relatively more attractive labour market will lead to an increase in net migration to 255,000 in 2012 and 263,000 in 2013. These increases will help support Canada's housing sector. For 2012, Alberta and British Columbia are forecast to have large amounts of net migration, further supporting housing in these regions. In 2013, Ontario and British Columbia will have the largest net migration numbers.

Gross Domestic Product, Employment and Income

In accordance with the consensus among prominent Canadian economic forecasters, growth in gross domestic product (GDP) is forecast to be 2.1 per cent in 2012 and 2.2 per cent in 2013. Employment is forecast to increase by 1.3 per cent in 2012, while 2013 will see an increase of 2.1 per cent. With employment forecast to expand, this will help to underpin Canada's housing market as more people will be able to form a household and purchase a home. The unemployment rate is expected to decrease from 7.4 per cent in 2011 to 7.3 per cent in 2012 and 7.2 per cent in 2013. From Ontario westward, expect to see improvements in the unemployment rate in general accordance with regional economic fundamentals.

Risks to the Outlook

This outlook is subject to some risks, including:

Upside risks

- Should the U.S. economic recovery proceed at a stronger pace than expected, net exports from Canada to the U.S. could be higher than forecast. This could impact the overall Canadian economic performance and could contribute to support a higher level of activity in Canada's housing market.
- Economic growth in emerging countries could be higher than previously expected. This would put upward pressure on the global demand for commodities, which would put upward pressure on commodity prices and give the incentive to increase production in some commodity-driven Canadian markets. Such a scenario could

support a higher level of activity in some regional housing markets.

Downside risks

- The more prolonged financial uncertainty in global markets centered on the European sovereign debt crisis as well as a more muted recovery in the U.S. could further dampen demand for manufactured goods in Canada and in emerging countries and, in turn, could further lower demand and prices for commodities. These risks could impact Canada's net exports and the country's overall economic outlook, with a more pronounced impact in regions that export manufactured goods and commodities.
- Recent levels of housing starts are expected to impact the number of newly completed and unoccupied units inventory in the short term. Should builders react to future data on housing inventories by delaying or reducing the size of some housing projects, this could lead to a sharper-than-expected moderation in housing starts.
- Elevated levels of household debt and house prices in some urban centres have made the country's economy more vulnerable to some economic shocks. If interest rates or unemployment were to increase sharply and significantly, some of the more heavily indebted households could be forced to liquidate some of their assets, including their homes. This could put significant downward pressure on house prices and, more generally, on housing market activity.

TRENDS AT A GLANCE

Key Factors and their Effects on Housing Starts

Mortgage Rates	Short-term mortgage rates and variable mortgage rates are expected to remain near historically low levels, which will help support housing demand. The outlook's base case also assumes that mortgage rates will remain flat in the short term.
Employment	In the 12 months to June 2012, employment grew by 1.0 per cent (+181,000), while the unemployment rate stood at 7.2 per cent. Over this period, full-time employment rose 1.6 per cent (+221,500), while part-time fell 1.2 per cent (-40,400). Employment is forecast to grow 1.3 per cent in 2012 and 2.1 per cent in 2013, which will support Canada's housing sector.
Income	Growth in incomes is expected to continue, albeit at a moderate pace due to modest economic growth in Canada and global markets. As a result, income will grow slowly in 2012 and 2013, but still will support housing demand.
Net Migration	Relative to those of other countries, Canada's economy is expected to continue to perform well. Canada is thus expected to attract more immigrants (net international migration), which will push net migration up and positively impact housing demand in the medium to long term.
Natural Population	Canada's low birth rate should lessen the demand for additional housing stock in the medium and longer term. Population aging, however, will impact the type and tenure of housing demanded.
Resale Market	Market conditions for most of 2012 and 2013 are expected to be balanced in most local markets, which means less spillover demand for new homes.
Vacancy Rates	Moving forward, it is expected that there will continue to be modest purpose-built rental construction and strong rental demand due to high immigration. This, however, will be partly offset by an expanding rented condo market. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.
Stock of New and Unoccupied Units	The stock of unoccupied new housing units has been stable over the past year, indicating continued strength in demand for newly completed homes. In addition, the ratio of the stock of unoccupied new units to population, a simple gauge to assess potential over-building, is close to the historical average. In the second quarter of 2012, the total level of housing inventory per 10,000 population stood at 4.8, right on its 1982-2012 average. As for the inventory of multiple units, the level recorded in the second quarter of 2012 was 3.4, slightly above its historical average of 3 unoccupied units per 10,000 population, while the inventory of single and semi-detached units was 1.4, below its historical average.
Changes to Mortage Insurance Rules	New measures announced for government-backed mortgage insurance will help ensure the sustainability of housing market activity and help stabilize house price growth.

SPECIAL REPORT: RENOVATION FORECAST 2012 and 2013

A moderating outlook for the existing home market for the remainder of 2012 is expected to lead to moderation in the growth of renovation expenditure in 2012, when compared to 2011. This will give way to a rebound in renovation activity in 2013, supported by stronger growth in employment relative to 2011 and 2012.

Renovation spending growth in 2011

Sales of existing homes are an important driver of renovation spending since households tend to renovate within three years of the purchase of an existing home, with the bulk of spending typically occurring in the first year of a purchase. Reflecting a rebound in existing home sales in 2011, as well as stronger employment growth relative to 2010, renovation spending grew 3.0 per cent last year to $61.7 billion from $59.9 billion in 2010.

Renovation spending growth set to moderate in 2012 and strengthen in 2013

Existing home sales growth is forecast to moderate in both 2012 and 2013. On the other hand, while employment growth is expected to moderate in 2012, employment conditions are forecast to improve in 2013. As a result, renovation spending is forecast to increase by 2.5 per cent this year to $63.3 billion, a slower pace than the 3.0 per cent growth in renovation registered in 2011. This is consistent with the 2012 CMHC Renovation and Home Purchase Survey, which reported a slight decline in renovation intentions for 2012 as compared to renovation intentions in 2011.

However, improving employment conditions and ongoing growth in existing home sales in 2013 will support stronger renovation activity next year. As a result, spending on renovation is forecast to increase by 3.6 per cent in 2013, to $65.6 billion.

Regional Overview

Most provinces saw higher renovation spending in 2011, with the exceptions of New Brunswick and British Columbia. Most provinces outside of Atlantic Canada are expected to see continued growth in 2012, with the sole exception of Saskatchewan. In 2013, all provinces will see gains in renovation spending.

Atlantic

A moderate rebound in the economic outlook for 2012 will not support an increase in renovation spending this year. The economic performance in Atlantic Canada continues to be impacted by slower employment growth and weak retail spending activity as a result of only moderate income growth outside of Newfoundland and Labrador.

At the same time, the current combination of low interest rates and a moderate decline in sales activity in the existing homes market, coupled with rising inventory, will support the type of renovations that improve the value of the home and/or prepare the home for sale. This will be more of a focus in markets that remain balanced, as in Nova Scotia, or closer to buyer's market conditions, as in New Brunswick. The relatively older housing stock in Atlantic Canada will also continue to make renovations very attractive, such as new windows, exterior repairs and changes to flooring. The current level of energy prices will also direct some consumers to consider energy efficiency as an important requirement for the longer term.

Finally, rising prices for land and labour that continue to boost the cost of new homes, particularly in Nova Scotia and Newfoundland and Labrador, will shift some demand to the existing homes market. This, in turn, will help support some of the renovation spending in 2012 and beyond as home buyers continue to look to renovate after moving in. As a result, renovation spending will rebound modestly across Atlantic Canada in 2013, led by Newfoundland and Labrador, reflecting its relatively stronger economic outlook relative to the rest of Atlantic Canada.

Quebec

Again this year, renovation spending in Quebec will stem from the sustained activity observed on the resale market since the middle of 2009. However, despite still favourable borrowing conditions, the recently slower resale activity and consumer spending by Quebecers will moderate the growth of investments in the renovation sector in 2012.

Despite the slowdown in existing home sales recorded last year, the amount spent on renovations will remain sustained. In fact, the aging of the housing stock will prompt many households to continue improving their properties. Renovation spending will approach the $16 billion mark this year and approximately $17 billion in 2013.

Ontario

Ontario renovation spending grew by 4.5 per cent in 2011 to nearly $24 billion and is poised to show further growth in 2012. However, several factors point to slowing momentum in renovation spending by 2013.

Firstly, Ontario home sales are set to moderate in the months ahead. Households typically undertake the bulk of renovation work during the first year following a home purchase. Indeed, CMHC's Home Purchase and Renovation Survey in May 2012 indicated that a smaller share of households plan a renovation project in the next 12 months.

Secondly, a flatter profile for Ontario home prices moving forward will dampen the growth in home equity, an important source of financing for renovation-related expenditures historically.

However, other factors remain supportive of renovation spending levels. Ontario's household incomes will continue to grow, helping support spending. Also, higher rent levels, combined with more completions of competing rental units, should encourage landlords to upgrade existing apartment units.

Prairies

In 2012, renovation expenditures are projected to reach $10.3 billion in the Prairie Region, up 3.5 per cent from 2011. The higher level of MLS® sales, rising real estate values, and income and job growth will all help lift renovation spending by 4.5 per cent to $10.8 billion in 2013.

Alberta's increasing MLS® sales this year will help lift renovation expenditures by 3.8 per cent to $6.4 billion in 2012. Employment and income growth along with rising real estate values will spur more spending in 2013 as renovation expenditures rise to $6.7 billion.

Renovation expenditures in Saskatchewan are forecast to be $1.7 billion in 2012, a level similar to 2011. This year's record level of MLS® sales and next year's elevated number of resale transactions will help increase renovation spending by 5.6 per cent to $1.8 billion in 2013.

In Manitoba, spending on alterations and repairs during the first quarter of 2012 already showed significant growth. By year end, expenditures are projected to reach $2.1 billion, up 6.4 per cent from 2011. Manitoba's aging housing stock and rising home values will continue to support increased spending. In 2013, renovation spending will rise by 5.4 per cent to $2.2 billion.

British Columbia

In 2011, renovation spending in British Columbia totalled just under $7.6 billion, a 2.5 per cent decline from the previous year.

The level of renovation spending is closely related to the level of resale activity as people tend to make improvements to their homes to prepare for sale, or make changes on recently purchased homes, particularly within three years of the purchase.

While MLS® sales rose 2.8 per cent in 2011, this followed a 12.2 per cent decline in 2010 that left the level of MLS® sales in 2011 below 2009 levels. The decrease in 2010 continued to have a dampening influence on renovation activity in 2011, despite the rally in MLS® sales recorded in 2011.

Going forward, MLS® sales are forecast to decline modestly in 2012 before posting a strong gain in 2013. Nevertheless, renovation spending is forecast to be stable in British Columbia this year at just over $7.6 billion, supported by turnover in the housing stock, rising home values and growth in employment and incomes. The forecasted increase in MLS® sales in 2013 will push renovation spending up to $7.8 billion next year.

Total Renovation Expenditure
(millions of dollars and annual percentage change)

	2011	2012F	2013F
Newfoundland and Labrador	1,120	1,075	1,115
%	8.6	-4.0	3.7
P.E.I.	225	216	222
%	2.4	-3.9	2.8
Nova Scotia	1,854	1,790	1,845
%	1.7	-3.5	3.1
New Brunswick	1,338	1,290	1,315
%	-4.7	-3.6	1.9
Quebec	15,786	15,800	16,800
%	5.0	0.1	6.3
Ontario	23,889	25,194	25,700
%	4.5	5.5	2.0
Manitoba	1,991	2,118	2,232
%	4.1	6.4	5.4
Saskatchewan	1,755	1,741	1,839
%	5.9	-0.8	5.6
Alberta	6,209	6,445	6,700
%	0.2	3.8	4.0
British Columbia	7,579	7,624	7,784
%	-2.5	0.6	2.1
Canada	61,745	63,292	65,552
%	3.0	2.5	3.6

Source: Statistics Canada, CMHC forecast 2012 and 2013.

Renovation Expenditure Breakdown
(millions of dollars and annual percentage change)

	2011	2012F	2013F
Alterations & Improvements	46,458	47,616	49,275
%	3.0	2.5	3.5
Repairs	15,287	15,676	16,277
%	3.2	2.5	3.8

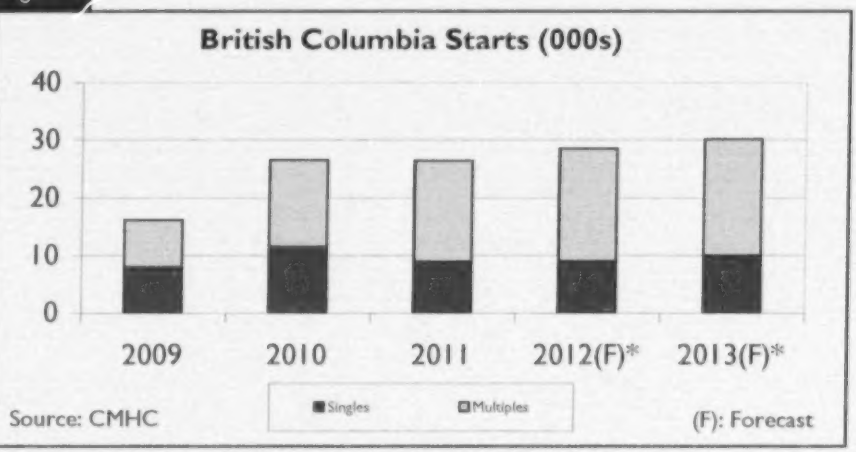
Source: Statistics Canada, CMHC forecast 2012 and 2013.

British Columbia

Overview

Housing starts in British Columbia are forecast to increase gradually in the final quarter of this year and in 2013 to a level consistent with economic fundamentals and household formation. This year, growth will be concentrated in multiple-family housing starts with a stable level of single-detached starts. Meanwhile, 2013 will see the growth of multiple-family housing starts moderate, while the growth of single-detached home starts is forecast to strengthen. Total housing starts are expected to total 28,500 units in 2012 and 30,100 units in 2013.

Figure 1



*The point estimate for provincial total housing starts is 28,500 for 2012 and 30,100 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 27,100-29,700 units for 2012 and 26,900-32,400 for 2013.

Economic fundamentals point to a pickup in housing demand during the last half of 2012 following modest growth in the first two quarters of 2012. Although the level of employment was flat during the first quarter, full-time employment rose while part-time employment declined compared to year-ago levels. Total employment picked up during the second quarter of 2012 and the shift to full-time employment continued. This trend is expected to support homeownership demand in the second half of this year.

Population-driven demand from individuals moving to the province from other countries is the main source of demographic demand for new and resale housing. First quarter international migration was higher than the level recorded during the first quarter of 2011. However, net interprovincial migration was negative during the first quarter. Overall, though, total net migration was positive.

In Detail

Single Starts: Expect single-detached home starts of 8,900 in 2012 and 9,900 in 2013. In the first half of 2012, well-supplied resale markets offered choice to homebuyers, drawing some demand away from new single-detached homes. This trend should continue during the second half of 2012. Next year, fewer listings, higher existing home sales and firmer resale prices are expected to shift some demand from resale housing back to new homes.

Multiple Starts: The forecast level of multiple-family housing starts, including apartments, semi-detached and row homes is revised higher in this quarterly forecast due to an increase in larger projects, including some rental. Moving forward, however, starts are forecast to stabilize at levels consistent with underlying demand over the forecast period. Demand from first-time home buyers, empty-nesters and others choosing condominium living is expected to result in 19,600 multiple-family starts in 2012 and 20,200 starts in 2013.

Resales: On a quarterly basis, the number of resale transactions is forecast to gradually improve in the rest of 2012, in line with strengthening employment and population growth. Provincial resale market conditions are forecast to remain in balance during the rest of this year and next, although local market conditions will vary.

Prices: Existing home prices, as measured by the average MLS® price, moved lower during the second quarter of 2012 after modest growth in the first quarter. The average annual price for 2012 is forecast to be $522,200 while 2013 will see a slight increase to $535,700 as resale activity picks up.

Alberta

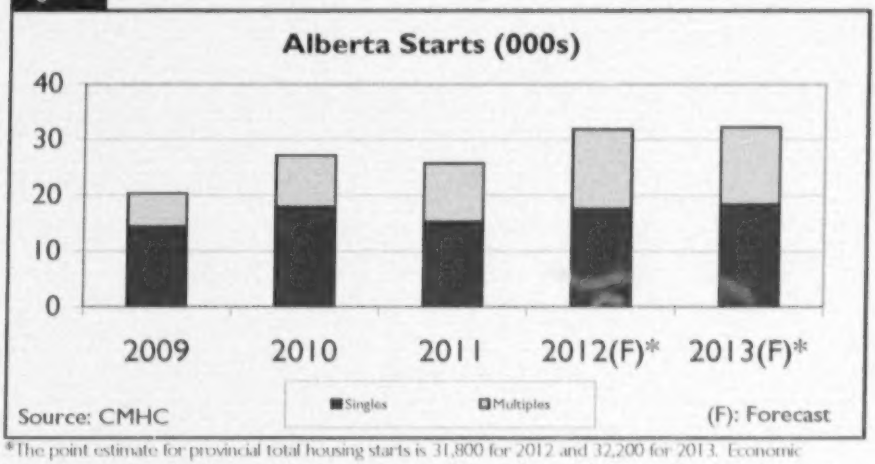
Overview

Alberta will continue to experience economic expansion over the forecast period, with real GDP growth of 3.4 per cent in 2012 and 3.2 per cent in 2013. Major sectors of the economy are projected to grow this year with some moderation in growth in 2013. Rising consumer spending is reflected in double-digit growth of retail sales. Investment remains elevated, driven largely by capital investments in the energy sector. Energy exports will continue to help increase international trade.

Alberta's expanding economy is requiring more workers and employment is projected to increase by nearly 3 per cent in 2012. In 2013, job creation will ease marginally as employment is projected to rise by 61,000. Despite some variation in job markets, the province will experience a lower unemployment rate, which is projected to average below 5 per cent through 2013.

With a relatively tight labour market generating employment opportunities, those looking for employment are being drawn to Alberta. First quarter 2012 interprovincial migration was the highest first quarter amount on record going back to 1970. As the local labour market is not meeting all the demand of Alberta's expanding economy, the province is experiencing an increase in temporary foreign workers. In total, net migration is projected to reach 57,800 in 2012 and remain elevated at 48,500 in 2013. Migration flows are expected to be a positive factor contributing to housing demand over the forecast period.

Figure 2



*The point estimate for provincial total housing starts is 31,800 for 2012 and 32,200 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 30,300-33,200 units for 2012 and 29,100-34,300 for 2013.

In Detail

Single Starts: Existing homeowners will see the value of their property rise and this will help with "move-up" buying of new units. In response to heightened demand, builders have been increasing construction in 2012. By year end, single-detached starts are projected to reach 17,600 units, while 2013 will reach 18,400 units.

Multiple Starts: The resumption of previously halted or delayed projects along with new high-rise condominium projects has resulted in more construction activity. Multi-family starts will move upwards in 2012 to 14,200 units. To reduce the risk of an increase in inventory in the next few years, developers are expected to moderate multi-family starts in 2013 to 13,800 units.

Resales: Higher monthly carrying costs are expected to dampen demand next year, which will be countered by rising employment and new household formation. MLS® resales in Alberta will increase in both 2012 and 2013 to 59,800 units and 61,000 units, respectively.

Prices: With a transition to balanced market conditions unfolding, expect price growth to increase over the forecast period. The average resale price in Alberta is projected to be $362,200 in 2012 and $372,300 in 2013.

Saskatchewan

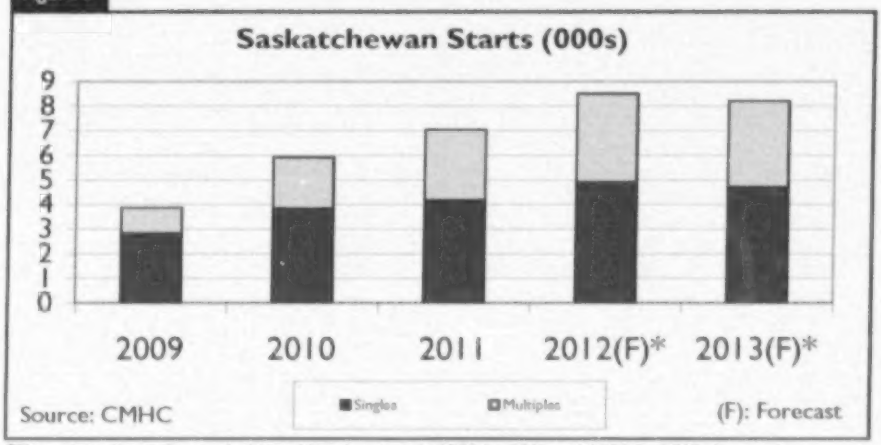
Overview

Saskatchewan's economic growth is expected to remain above the national average. Real GDP will rise by 3.1 per cent in 2012 and then by 3.0 per cent in 2013. Investment in the energy sector and energy exports will remain an important driver of economic growth this year and in 2013. However, a lower level of Crown land sales of petroleum and natural gas rights will mean moderating energy investment next year.

Following two years of less than 1 per cent growth, employment will rise by 2 per cent in 2012 and 1.4 per cent in 2013. Saskatchewan's labour market is projected to remain tight, with the unemployment rate averaging 4.8 per cent in 2012 and 4.7 per cent in 2013.

Saskatchewan's economic opportunities and low unemployment rate will continue to attract migrants. Net migration to Saskatchewan is projected to reach a high of 12,000 people in 2012, surpassing last year's record of 11,841. In 2013, net migration will ease but remain elevated at 11,000. International migrants will make up the vast majority of migration gains. On the other hand, interprovincial migration gains will be held back as migrants move to Alberta. Overall, migration is projected to support demographic growth and housing demand in Saskatchewan over the forecast period.

Figure 3



*The point estimate for provincial total housing starts is 8,500 for 2012 and 8,200 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 8,100-8,900 units for 2012 and 7,500-8,700 for 2013.

In Detail

Single Starts: Saskatchewan is in a period of strengthened housing demand due to economic and demographic factors. However, the number of single-detached units under construction has risen at mid-year providing more supply. Inventory levels will gradually increase contributing to lower housing starts in 2013. All in all, single-detached starts will rise to 4,900 units in 2012 and remain elevated at 4,700 units in 2013.

Multiple Starts: Low multi-family inventory has supported condominium construction this year, but inventory is expected to move higher next year. Rental construction will continue to be propelled by low vacancy rates and incentives. Accordingly, multi-family starts will increase for the third consecutive year, rising to 3,600 units in 2012. In 2013, multi-family starts will ease but remain close to 2012 levels at 3,500 units.

Resales: Employment and income growth, along with high levels of migration, will continue to support resale transactions, as will the Province of Saskatchewan's $10,000 First-Time Homebuyers' Tax Credit. MLS® sales are projected to be 14,000 units in 2012 and 13,700 units in 2013.

Prices: Housing prices in Saskatchewan will continue to trend higher next year, but price growth is expected to moderate. A rising level of new listings will offer buyers choice and this will result in moderating price growth moving forward. The average MLS® price in Saskatchewan is projected to rise to $269,000 in 2012. In 2013, the average price will reach $275,500.

Manitoba

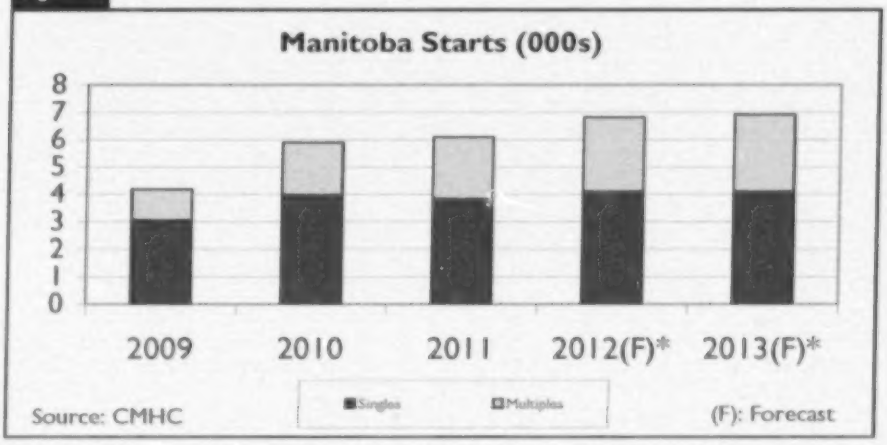
Overview

Manitoba's overall economic growth will be close to the national average, rising 2.1 per cent in 2012 and 2.3 per cent in 2013. Consumer spending will remain a key factor to growth. Other sectors of the economy that are expected to expand include business investment and international trade.

Manitoba's expanding economy will gradually generate employment gains over the forecast period. Employment is projected to increase by 1.0 per cent in 2012 and by 1.1 per cent in 2013. The labour force is expected to grow at a similar rate to employment and this will keep the unemployment rate near its current level. Manitoba's unemployment rate is projected to average 5.3 per cent in 2012 and 5.2 per cent in 2013.

Net migration to Manitoba is expected to increase by over 5 per cent to 10,500 people in 2012 and remain elevated at 10,400 in 2013. Manitoba's steady economic growth and relatively low unemployment rate will continue to draw international migrants, who have been a key factor for population growth in Manitoba. The international movement of people to Manitoba will continue to be supported by the Provincial Nominee Program.

Figure 4



*The point estimate for provincial total housing starts is 6,800 for 2012 and 6,900 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 6,500-7,100 units for 2012 and 6,300-7,300 for 2013.

In Detail

Single Starts: The province has experienced gains in employment and wages which continue to attract new migrants, especially to the southern part of the province. This will maintain elevated housing starts, as will a relatively low inventory of completed and unoccupied single-detached units. After a modest decrease in 2011, provincial single-detached housing starts are forecast to be 4,100 units in 2012 and 2013.

Multiple Starts: Despite high levels of construction in recent years, builders of multi-family projects in Manitoba continue to face relatively low inventories owing to demand coming from several fronts. An influx of new renters, coming in part from immigration, keeps the provincial vacancy rate among the lowest in the country. Demand for condominiums is being fuelled both by first-time buyers and empty-nesters. Multi-family construction is expected to be 2,700 units in 2012 and then 2,800 units in 2013.

Resales: With demand coming from newcomers entering the homeownership market, the resale market will continue to see increases in sales over the forecast period. An increased supply of listings will also promote sales, as existing homeowners take advantage of recent gains in equity and buy into either the "move-up" market or the condominium market. MLS® resales will rise to 14,200 units in 2012. A small increase to 14,400 units is forecast for 2013.

Prices: The province's largest market, Winnipeg, will continue to experience a scarcity of listings in the face of steady demand. A modest increase in listings provided by move-up or down-sizing homeowners will help ease the upward pressure on prices over the forecast period, but sellers' market conditions are expected to persist over the forecast period. The average resale price increase will continue to moderate in comparison to recent years, increasing to $245,700 in 2012 and then $254,000 in 2013.

Ontario

Overview

Ontario housing demand peaked early this year and is set to moderate in the months ahead. More modest job growth and less migratory inflows have prompted a downward revision in housing activity.

Ontario's economy will finish 2012 and enter 2013 with less momentum than earlier forecast. A resurfacing of concerns surrounding the global economy will translate into more cautionary spending among North American businesses, meaning Ontario businesses will likely be investing less. Potentially below-average employment growth will also hold back so-called "big ticket" consumer spending.

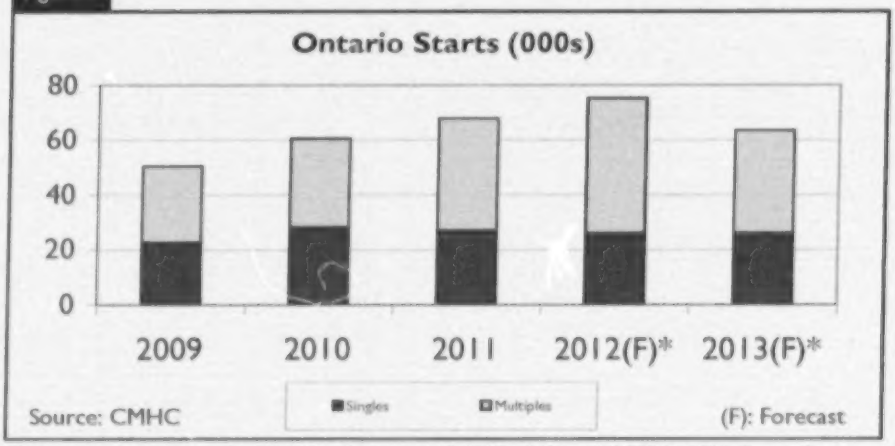
Faster growth in the Prairies relative to Ontario has prompted a downward revision to Ontario net migration in the immediate term. Improving job prospects in western Canada will encourage more Ontario residents to move westward in search of job opportunities. However, international migration will provide some underlying support to Ontario population growth as Ontario's share of international migration moves back up closer to historic norms.

In Detail

Single Starts: Single-detached starts have stabilized in recent months and will reach 25,900 units in 2012 and 2013. Low inventories, tight resale market conditions for single-detached housing and stronger income growth will help support singles moving forward.

Multiple Starts: Multi-family home construction, led by the apartment sector, has captured a larger share of new home activity. This story will likely continue for the rest of 2012, with 49,200 multi-family home starts expected. Multi-family starts will moderate in 2013 to 37,400 units as apartment demand slows. Slowing growth in condo resale prices combined with a rising unoccupied condo rental stock will also dampen buying activity in some market segments.

Figure 5



*The point estimate for provincial total housing starts is 75,100 for 2012 and 63,300 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 71,600-78,400 units for 2012 and 56,800-67,800 for 2013.

Resales: Existing MLS® home sales peaked early this year and are expected to moderate for the rest of the year and into 2013. Ontario MLS® resales are forecast to reach 199,500 unit sales this year before moderating to 195,300 units in 2013. Modest job growth and changes in mortgage insurance rules will dampen sales. Sales, however, should remain near historically high levels thanks to low interest rates.

Prices: Moderating MLS® sales and a high level of home listings will move Ontario's resale markets into balance. Local housing markets will be better supplied and prices will be growing at a slower rate. In addition, high home prices will encourage some buyers to substitute into lower-priced housing, dampening the rate of price appreciation further. The MLS® average price for Ontario is forecast to be $386,900 in 2012 and $389,200 in 2013.

Quebec

Overview

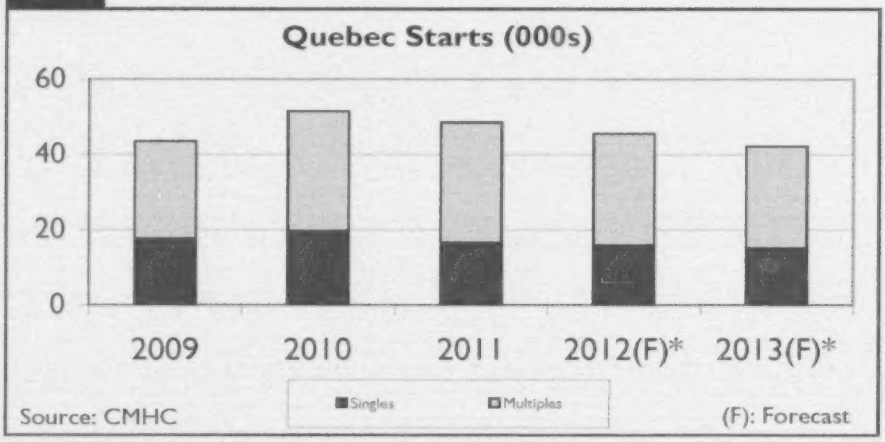
In Quebec, the impact of slower economic growth will be attenuated by still favourable low mortgage rates and demographic factors, which will again support new home construction in 2012 and 2013. The current climate of uncertainty regarding economic prospects abroad will call for a more cautious attitude domestically and may lead to less vigorous household spending and private investment this year. This environment, combined with a more balanced resale market, is expected to moderate the demand for new homes.

In the coming years, demographic factors will sustain the province's housing markets, but at the same time change their complexion. While sustained net migration to the province will continue to have a positive impact on the rental and resale markets, migration numbers are expected to remain stable over the coming years as no significant change in immigration targets is expected. Population aging, on the other hand, will have a growing impact on the dynamics of the housing market in Quebec, as older households are expected to re-enter the market in response to their changing housing needs.

In Detail

Single Starts: In 2011, slower job growth, the recent easing of the resale market and the continuing trend toward the multi-family dwellings have brought down single starts. As a less pronounced decline is expected over the next two years, a total of 15,700 single-detached homes is forecast for 2012. In 2013 single starts should moderate to 15,000 units. The rising popularity of the more affordable multi-family homes and densification trends will further cool this market segment in the future.

Figure 6



*The point estimate for provincial total housing starts is 45,400 for 2012 and 42,100 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 43,300-47,400 units for 2012 and 37,700-45,200 for 2013.

Multiple Starts: Following a year of sustained construction in 2011, starts of multi-family dwellings will settle back to more sustainable rates in the next two years. Multiple starts are forecast to be 29,700 this year and 27,100 units in 2013.

Resales: After recording a slight drop last year, sales recorded by the MLS® will bounce back up in this year. This year will see sales of existing condominiums (town houses or apartments) moderate. As a result, 81,300 MLS® unit sales are forecast in 2012 and 82,100 in 2013.

Prices: Relatively stable demand for resale homes, combined with rising supply, has already taken some pressure off prices in recent quarters and should continue to do so in the near term. With a return to more balanced conditions, price growth in the resale market will moderate over the course of 2012 and in 2013.

For 2012, the average MLS® price is forecast to be $271,600 while 2013 will see an increase to $277,800.

New Brunswick

Overview

Employment growth has been highly variable so far in 2012, but the expectation is that the province will maintain a positive level of performance in 2012. Meanwhile, export growth has been supported by an improvement in some commodities, such as refined petroleum and potash production. This will, however, be partially offset by weakness in the forest sector.

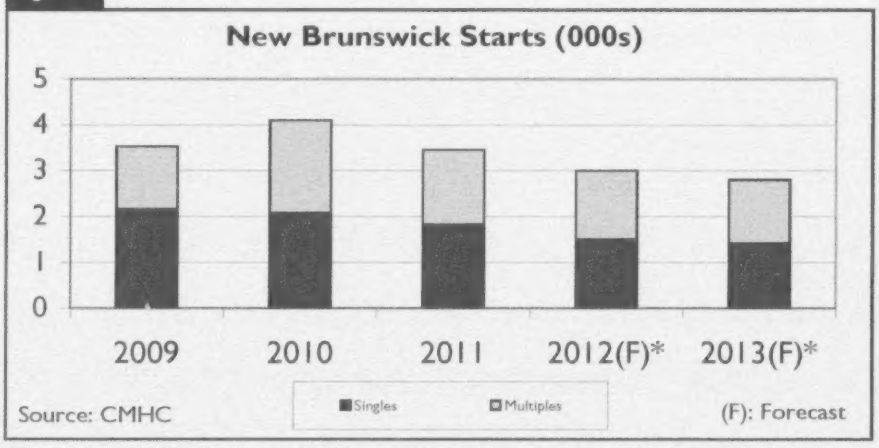
Although a recovery in the U.S. economy will eventually support other exports, including lumber, this is not expected to materialize over the current forecast period. Retail sales growth has also been moderate, with auto sales contributing the most to growth in 2012.

The economic outlook will also be impacted by reduced private and public capital investment. The higher exchange rate for the Canadian dollar will continue to provide opportunity for firms to invest in equipment destined to improve productivity. As a result, GDP growth of 1.0 per cent is forecast for the province in 2012 and 1.1 per cent in 2013.

In Detail

Single Starts: Despite positive net migration in some centres, the softness in employment, especially full-time employment, continues to have a dampening effect on housing market activity so far in 2012. With no significant increase in employment anticipated in the near term, single starts are forecast to decline to 1,500 units in 2012 followed by a slight moderation to 1,415 units in 2013.

Figure 7



*The point estimate for provincial total housing starts is 3,000 for 2012 and 2,800 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 2,650-3,350 units for 2012 and 2,425-3,175 for 2013.

Multiple Starts: Multiple starts in New Brunswick's larger urban centres improved early in 2012 as a result of an increase in apartment starts. Nevertheless, with the potential for rising vacancy rates, it is expected that builders will remain cautious. During the first half of 2012, both apartment and semi-detached starts were strong, particularly in the Moncton census metropolitan area. The second half of the year is expected to slow, resulting in multiple starts of 1,500 units in 2012 and 1,385 units in 2013.

Resales: Market conditions have continued to benefit potential home buyers in 2012 as mortgage rates remain low in historical terms. However, given soft job market conditions, overall demand is not expected to increase. Consequently, MLS® sales should be 6,150 units in 2012 and 5,900 in 2013.

Prices: The inventory of available homes has remained at historically high levels in New Brunswick's large urban centres to date in 2012. With reduced demand for existing homes, price growth will continue to be limited, as was the case in 2011. Despite this, the slight upward trend in MLS® prices will remain intact over the forecast period. Expect the average sale price to be $161,500 in 2012 and $164,000 in 2013.

Nova Scotia

Overview

The provincial economy continues to be impacted by layoffs and plant closures as a result of the high exchange rate for the Canadian dollar and higher energy costs impacting profitability. In the energy sector, reduced levels of energy exports last year will begin to be offset by the start up of production of various projects. The recently signed offshore development agreement will add to growth over the later part of the forecast period and beyond.

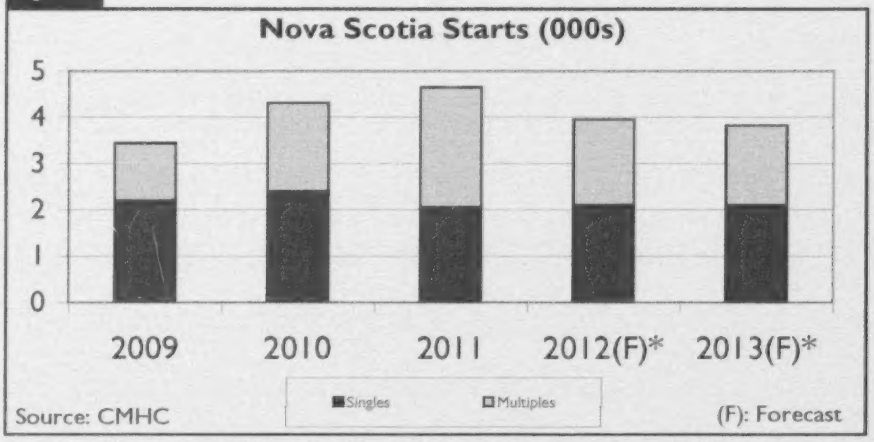
The new federal shipbuilding contract will result in significant growth in the manufacturing sector for Nova Scotia and particularly in Halifax beyond the current forecast period. This will include increased demand for engineers, electricians, welders, ironworkers and more beginning in 2014.

Employment growth, although close to 1 per cent, will not rebound further until late 2013. As a result, retail spending and migration to the province will not show significant growth in 2012 and 2013. Economic growth of 1.4 per cent is expected in 2012 and 1.5 per cent in 2013.

In Detail

Single Starts: The level of new single-detached housing starts will be slightly higher in 2012 compared to last year. Expect to see relative strength in Halifax that is partially offset by weakness in the rest of the province. Single starts will be 2,100 units in 2012 and remain at that level in 2013.
Multiple Starts: The baby boom generation will continue to support the multi-residential segment of the market, particularly rental apartments.

Figure 8



*The point estimate for provincial total housing starts is 3,950 for 2012 and 3,825 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 3,575-4,325 units for 2012 and 3,300-4,350 for 2013.

Halifax is expected to see the most demand. While overall figures are expected to decline in 2012, the annual total is expected to remain above the longer-term average. Expect multiple-unit starts to decline from a relatively high level of 2,599 units in 2011 to 1,850 units in 2012 and to 1,725 units in 2013.

Resales: Despite slow but steady economic and employment growth, demand for existing homes in Nova Scotia has increased so far in 2012. Much of the growth can be attributed to anticipated economic benefits, based in part on the federal shipbuilding contract. After six months of 2012, actual existing homes sales are up nearly 500 units over 2011. Expect this rate of growth to slow as sales are expected to remain relatively flat at 10,350 units in 2012. In 2013, expect sales to moderate slightly to 10,200 units.

Prices: The recent sales activity recorded throughout the province has already contributed to price growth of nearly 6 per cent. With sales expected to remain near 2011 levels, much of the momentum in recent price growth is likely to be sustained for the rest of the year. Expect the average existing home sale price to reach $223,000 in 2012 and $230,000 in 2013.

Prince Edward Island

Overview

The surge in migration to the province over the past four years has helped to support the provincial economy, especially the housing and retail sectors in Charlottetown. Strong demographic trends will continue to support the growth of retail sales in the province for 2012, although it is expected that the pace of growth will slow in 2013.

Strong markets for potatoes will result in continued strength in exports this year. Economic diversity in emerging sectors, such as information technology and biosciences, will also help support the provincial economy. However, recent public sector fiscal restraint measures will reduce employment growth over the forecast period. In addition, declines in government capital spending will not be offset by increased investment by the private sector.

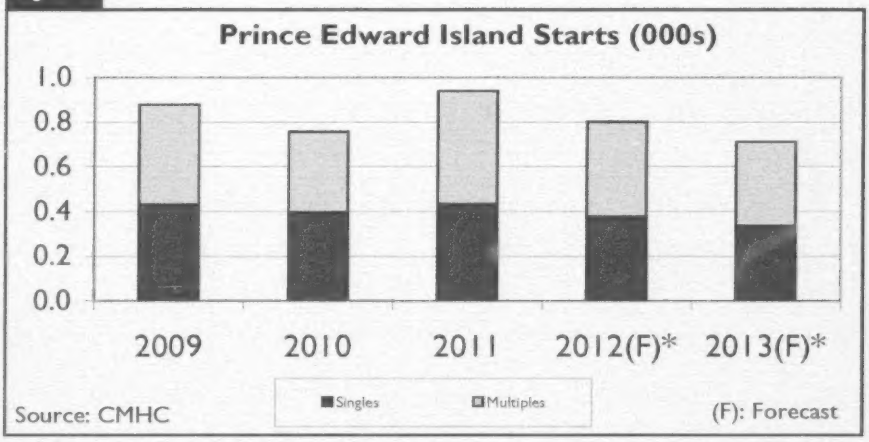
Although the level of migration will continue to weaken over the next two years, the increase in population will continue to support a more vibrant economy in the Charlottetown area over the forecast period.

Overall, economic growth remains close to the 2011 level, with 1.5 per cent forecast in 2012 and 1.3 per cent forecast in 2013.

In Detail

Single Starts: Single-detached construction will decline in 2012 and 2013. Slowing in-migration will erode some support for the local housing market, resulting in a pullback from the 2011 level. Expect single starts to moderate to 375 units in 2012 and to 335 units in 2013.

Figure 9



*The point estimate for provincial total housing starts is 800 for 2012 and 710 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 705-895 units for 2012 and 615-805 for 2013.

Multiple Starts: Due to strong rental construction in 2011, the 2012 apartment vacancy rate for Charlottetown is expected to move upwards as a result of increased supply. As such, expect a decline in multiple starts to 425 units in 2012 before hitting 375 units in 2013.

Resales: PEI is expected to experience modest declines in the number of MLS® sales over the next two years. Sales are forecast to be 1,375 units in 2012 with an additional pullback to 1,300 units in 2013.

Prices: A shift to more higher priced homes in 2012 will help lift average MLS® price growth to 4 per cent. However, rising listings will limit price growth compared to some of the gains recorded over the past decade. Overall, the average MLS® price is expected to be $155,600 in 2012 and $158,000 in 2013.

Newfoundland and Labrador

Overview

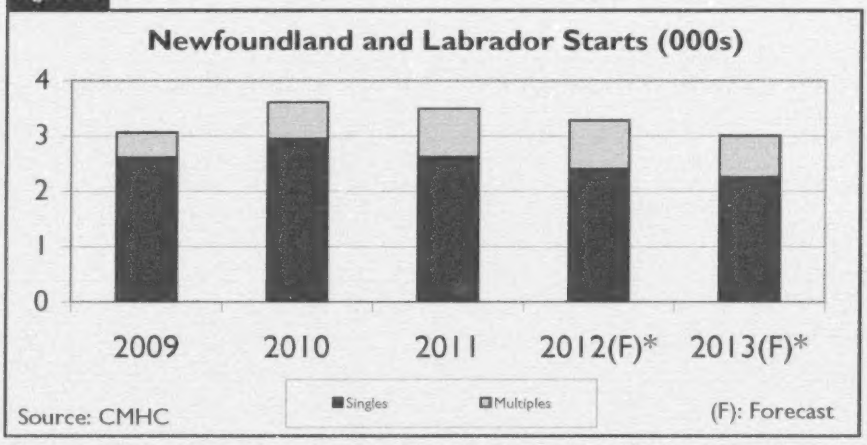
In Newfoundland and Labrador, current indicators for 2012 include continuing growth of over 2 per cent in full-time employment and solid growth in consumer spending activity. New energy and mining project developments, as well as mining activity, including iron ore production, will remain key supporters of growth, with the expected weakness in energy investment in 2012 being offset by other private sector investment activity.

The decline in the pace of economic growth in 2012 is related to a temporary drop in oil production as a result of oil platform refitting and a move by the province to balance the budget over the next two years. The moderate rebound in economic growth in 2013 is related to further increases in energy, mining and related private sector spending activity. All in all, expect 1.5 per cent GDP growth in 2012 and 1.8 per cent in 2013.

In Detail

Single Starts: Growth in population, income and employment, paired with historic low mortgage rates, will support the housing market this year and next. Accordingly, the provincial single-detached housing market will remain healthy. A total of 2,400 single starts are expected in 2012 and 2,250 units for 2013.

Figure 10



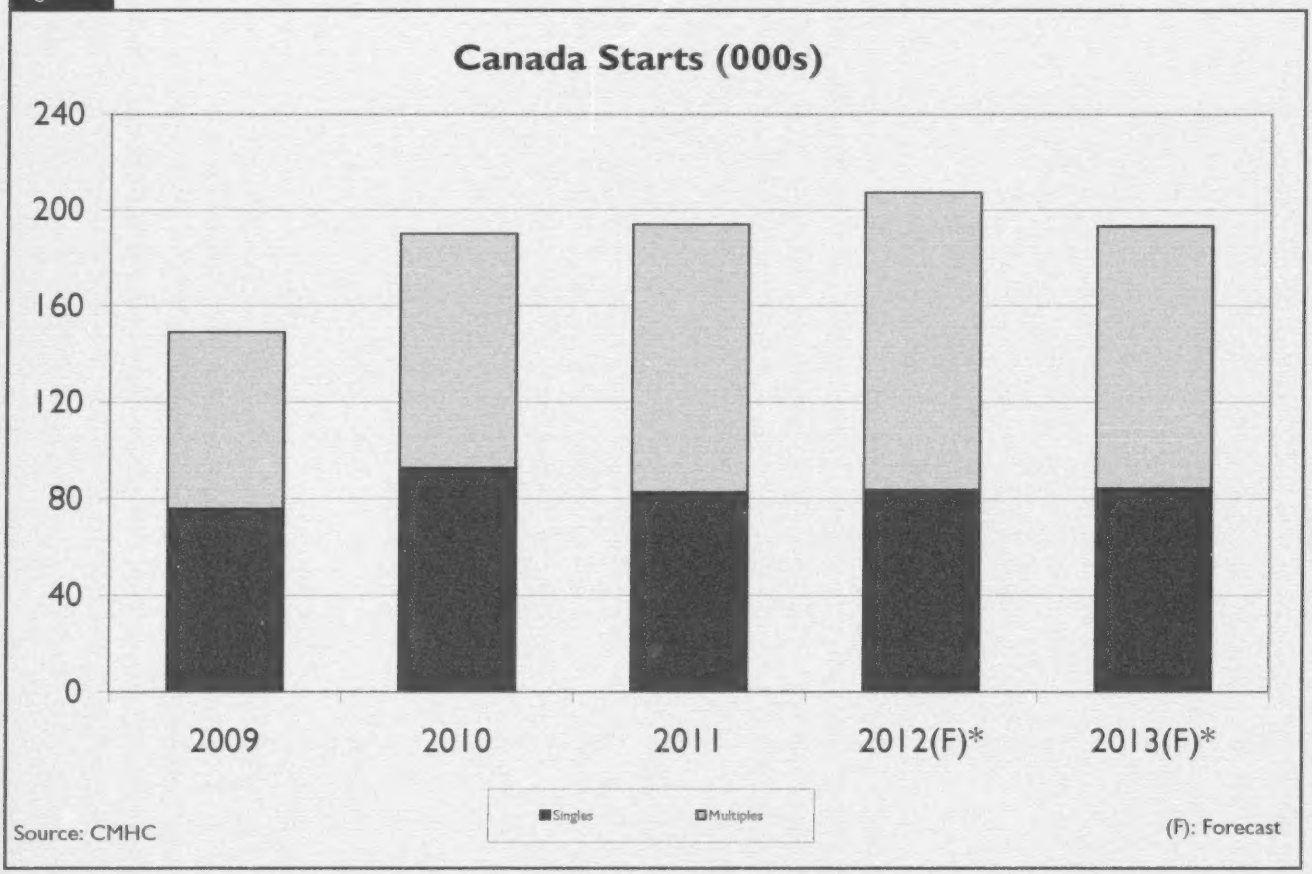
*The point estimate for provincial total housing starts is 3,275 for 2012 and 3,000 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 2,925-3,625 units for 2012 and 2,600-3,400 for 2013.

Multiple Starts: Multiple-unit construction will reach 875 units in 2012 and 750 units in 2013, this after reaching 876 units in 2011. The current strength in multiples is due to an increase in basement apartments. Over time, it is expected that smaller households and an aging population will continue to support increased condo and rental demand in St. John's.

Resales: Activity in recent months has led to an upward revision for 2012 and 2013. The expectation for MLS® sales is 4,850 units in 2012 and 4,450 units in 2013.

Prices: After several years of substantial price growth, expect to see the average MLS® house price continue to moderate over the forecast period. Average prices are forecast to be $262,000 in 2012 and $266,500 next year.

Figure 11



*The point estimate for total housing starts is 207,200 for 2012 and 193,100 for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 196,800-217,000 units for 2012 and 173,000-207,400 for 2013.

Table 1: Total Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1	2012Q2	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**3,057**	**3,606**	**3,488**	**3,275**	**3,000**	**3,600**	**4,000**	**2,600**	**2,900**	**2,900**	**3,100**	**3,100**	**2,900**
%	-6.3	18.0	-3.3	-6.1	-8.4	12.5	11.1	-35.0	11.5	0.0	6.9	0.0	-6.5
PEI	**877**	**756**	**940**	**800**	**710**	**500**	**1,100**	**825**	**775**	**665**	**700**	**800**	**675**
%	23.2	-13.8	24.3	-14.9	-11.3	-58.3	120.0	-25.0	-6.1	-14.2	5.3	14.3	-15.6
NS	**3,438**	**4,309**	**4,644**	**3,950**	**3,825**	**3,900**	**3,900**	**4,100**	**3,900**	**3,600**	**3,900**	**4,000**	**3,800**
%	-13.7	25.3	7.8	-14.9	-3.2	-20.4	0.0	5.1	-4.9	-7.7	8.3	2.6	-5.0
NB	**3,521**	**4,101**	**3,452**	**3,000**	**2,800**	**2,500**	**3,800**	**3,150**	**2,550**	**2,750**	**2,900**	**2,950**	**2,600**
%	-17.6	16.5	-15.8	-13.1	-6.7	-34.2	52.0	-17.1	-19.0	7.8	5.5	1.7	-11.9
QUE	**43,403**	**51,363**	**48,387**	**45,400**	**42,100**	**41,300**	**52,500**	**44,500**	**43,250**	**42,750**	**42,500**	**42,000**	**41,250**
%	-9.4	18.3	-5.8	-6.2	-7.3	-14.1	27.1	-15.2	-2.8	-1.2	-0.6	-1.2	-1.8
ONT	**50,370**	**60,433**	**67,821**	**75,100**	**63,300**	**79,000**	**81,800**	**72,000**	**67,500**	**65,000**	**63,500**	**62,500**	**62,000**
%	-32.9	20.0	12.2	10.7	-15.7	18.3	3.5	-12.0	-6.3	-3.7	-2.3	-1.6	-0.8
MAN	**4,174**	**5,888**	**6,083**	**6,800**	**6,900**	**6,800**	**7,800**	**6,400**	**6,200**	**7,000**	**6,700**	**6,900**	**7,000**
%	-24.6	41.1	3.3	11.8	1.5	-6.8	14.7	-17.9	-3.1	12.9	-4.3	3.0	1.4
SASK	**3,866**	**5,907**	**7,031**	**8,500**	**8,200**	**8,900**	**9,600**	**7,800**	**7,800**	**8,100**	**8,300**	**8,000**	**8,400**
%	-43.4	52.8	19.0	20.9	-3.5	20.3	7.9	-18.8	0.0	3.8	2.5	-3.6	5.0
ALTA	**20,298**	**27,088**	**25,704**	**31,800**	**32,200**	**31,200**	**35,500**	**30,400**	**29,800**	**32,400**	**32,500**	**32,100**	**31,800**
%	-30.4	33.5	-5.1	23.7	1.3	2.6	13.8	-14.4	-2.0	8.7	0.3	-1.2	-0.9
BC	**16,077**	**26,479**	**26,400**	**28,500**	**30,100**	**27,800**	**29,300**	**28,300**	**28,600**	**29,200**	**30,000**	**30,300**	**30,900**
%	-53.2	64.7	-0.3	8.0	5.6	4.5	5.4	-3.4	1.1	2.1	2.7	1.0	2.0
CAN*	**149,081**	**189,930**	**193,950**	**207,200**	**193,100**	**205,500**	**229,300**	**200,075**	**193,275**	**194,365**	**194,100**	**192,650**	**191,325**
%	-29.4	27.4	2.1	6.8	-6.8	2.9	11.6	-12.7	-3.4	0.6	-0.1	-0.7	-0.7

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes Territories. The point estimate for the forecast of national total housing starts is 207,200 units for 2012 and 193,100 units for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 196,800-217,000 units for 2012 and 173,000-207,400 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1	2012Q2	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**2,606**	**2,941**	**2,612**	**2,400**	**2,250**	**2,600**	**2,500**	**2,100**	**2,400**	**2,200**	**2,300**	**2,300**	**2,200**
%	-4.4	12.9	-11.2	-8.1	-6.3	4.0	-3.8	-16.0	14.3	-8.3	4.5	0.0	-4.3
PEI	**430**	**396**	**431**	**375**	**335**	**500**	**300**	**350**	**350**	**315**	**350**	**375**	**300**
%	-17.5	-7.9	8.8	-13.0	-10.7	-16.7	-40.0	16.7	0.0	-10.0	11.1	7.1	-20.0
NS	**2,193**	**2,392**	**2,045**	**2,100**	**2,100**	**2,500**	**2,400**	**1,800**	**1,700**	**2,000**	**2,200**	**2,200**	**2,000**
%	-16.8	9.1	-14.5	2.7	0.0	25.0	-4.0	-25.0	-5.6	17.6	10.0	0.0	-9.1
NB	**2,154**	**2,068**	**1,823**	**1,500**	**1,415**	**1,600**	**2,100**	**1,350**	**950**	**1,400**	**1,400**	**1,550**	**1,310**
%	-14.5	-4.0	-11.8	-17.7	-5.7	-15.8	31.3	-35.7	-29.6	47.4	0.0	10.7	-15.5
QUE	**17,535**	**19,549**	**16,554**	**15,700**	**15,000**	**16,100**	**16,000**	**15,500**	**15,250**	**15,250**	**15,000**	**15,000**	**14,750**
%	-11.3	11.5	-15.3	-5.2	-4.5	-3.6	-0.6	-3.1	-1.6	0.0	-1.6	0.0	-1.7
ONT	**22,634**	**28,089**	**26,884**	**25,900**	**25,900**	**25,800**	**25,800**	**26,000**	**26,000**	**25,500**	**25,500**	**26,000**	**26,500**
%	-27.2	24.1	-4.3	-3.7	0.0	-5.8	0.0	0.8	0.0	-1.9	0.0	2.0	1.9
MAN	**3,042**	**3,976**	**3,831**	**4,100**	**4,100**	**4,500**	**4,100**	**3,900**	**3,900**	**4,200**	**4,000**	**4,100**	**4,100**
%	-17.6	30.7	-3.6	7.0	0.0	7.1	-8.9	-4.9	0.0	7.7	-4.8	2.5	0.0
SASK	**2,829**	**3,830**	**4,152**	**4,900**	**4,700**	**5,500**	**5,500**	**4,300**	**4,400**	**4,600**	**4,900**	**4,500**	**4,800**
%	-37.4	35.4	8.4	18.0	-4.1	37.5	0.0	-21.8	2.3	4.5	6.5	-8.2	6.7
ALTA	**14,344**	**17,851**	**15,193**	**17,600**	**18,400**	**17,200**	**17,500**	**17,600**	**18,000**	**18,500**	**18,400**	**18,400**	**18,300**
%	-2.5	24.4	-14.9	15.8	4.5	11.0	1.7	0.6	2.3	2.8	-0.5	0.0	-0.5
BC	**7,892**	**11,462**	**8,867**	**8,900**	**9,900**	**8,200**	**8,400**	**9,400**	**9,600**	**9,800**	**10,000**	**9,900**	**9,900**
%	-28.2	45.2	-22.6	0.4	11.2	-7.9	2.4	11.9	2.1	2.1	2.0	-1.0	0.0
CAN*	**75,659**	**92,554**	**82,392**	**83,500**	**84,100**	**84,500**	**84,600**	**82,300**	**82,550**	**83,765**	**84,050**	**84,325**	**84,160**
%	-18.8	22.3	-11.0	1.3	0.7	1.0	0.1	-2.7	0.3	1.5	0.3	0.3	-0.2

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes Territories. The point estimate for the forecast of national single-detached housing starts is 83,500 units for 2012 and 84,100 units for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 78,900-87,700 units for 2012 and 77,500-88,600 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 3: Multiple Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1	2012Q2	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**451**	**665**	**876**	**875**	**750**	**1,000**	**1,500**	**500**	**500**	**700**	**800**	**800**	**700**
%	-15.9	47.5	31.7	-0.1	-14.3	42.9	50.0	-66.7	0.0	40.0	14.3	0.0	-12.5
PEI	**447**	**360**	**509**	**425**	**375**	**0**	**800**	**475**	**425**	**350**	**350**	**425**	**375**
%	134.0	-19.5	41.4	-16.5	-11.8	N/A	N/A	-40.6	-10.5	-17.6	0.0	21.4	-11.8
NS	**1,245**	**1,917**	**2,599**	**1,850**	**1,725**	**1,400**	**1,500**	**2,300**	**2,200**	**1,600**	**1,700**	**1,800**	**1,800**
%	-7.5	54.0	35.6	-28.8	-6.8	-51.7	7.1	53.3	-4.3	-27.3	6.3	5.9	0.0
NB	**1,367**	**2,033**	**1,629**	**1,500**	**1,385**	**900**	**1,700**	**1,800**	**1,600**	**1,350**	**1,500**	**1,400**	**1,290**
%	-22.1	48.7	-19.9	-7.9	-7.7	-52.6	88.9	5.9	-11.1	-15.6	11.1	-6.7	-7.9
QUE	**25,868**	**31,814**	**31,833**	**29,700**	**27,100**	**25,200**	**36,500**	**29,000**	**28,000**	**27,500**	**27,500**	**27,000**	**26,500**
%	-8.0	23.0	0.1	-6.7	-8.8	-19.7	44.8	-20.5	-3.4	-1.8	0.0	-1.8	-1.9
ONT	**27,736**	**32,344**	**40,937**	**49,200**	**37,400**	**53,200**	**56,000**	**46,000**	**41,500**	**39,500**	**38,000**	**36,500**	**35,500**
%	-36.9	16.6	26.6	20.2	-24.0	35.0	5.3	-17.9	-9.8	-4.8	-3.8	-3.9	-2.7
MAN	**1,132**	**1,912**	**2,252**	**2,700**	**2,800**	**2,300**	**3,700**	**2,500**	**2,300**	**2,800**	**2,700**	**2,800**	**2,900**
%	-38.7	68.9	17.8	19.9	3.7	-25.8	60.9	-32.4	-8.0	21.7	-3.6	3.7	3.6
SASK	**1,037**	**2,077**	**2,879**	**3,600**	**3,500**	**3,400**	**4,100**	**3,500**	**3,400**	**3,500**	**3,400**	**3,500**	**3,600**
%	-55.1	100.3	38.6	25.0	-2.8	0.0	20.6	-14.6	-2.9	2.9	-2.9	2.9	2.9
ALTA	**5,954**	**9,237**	**10,511**	**14,200**	**13,800**	**14,000**	**18,000**	**12,800**	**11,800**	**13,900**	**14,100**	**13,700**	**13,500**
%	-58.8	55.1	13.8	35.1	-2.8	-6.0	28.6	-28.9	-7.8	17.8	1.4	-2.8	-1.5
BC	**8,185**	**15,017**	**17,533**	**19,600**	**20,200**	**19,600**	**20,900**	**18,900**	**19,000**	**19,400**	**20,000**	**20,400**	**21,000**
%	-64.9	83.5	16.8	11.8	3.1	10.7	6.6	-9.6	0.5	2.1	3.1	2.0	2.9
CAN*	**73,422**	**97,376**	**111,558**	**123,700**	**109,000**	**121,000**	**144,700**	**117,775**	**110,725**	**110,600**	**110,050**	**108,325**	**107,165**
%	-37.7	32.6	14.6	10.9	-11.9	4.3	19.6	-18.6	-6.0	-0.1	-0.5	-1.6	-1.1

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes Territories. The point estimate for the forecast of national multiple starts is 123,700 units for 2012 and 109,000 units for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 117,900-129,300 units for 2012 and 95,500-118,800 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 4: Multiple Housing Starts by Type (Units)

		2009	2010	2011	2012(F)	2013(F)
NFLD	Semi-Detached	55	126	87	90	90
	Row	92	149	135	110	110
	Apartment	304	390	654	675	550
	Total	451	665	876	875	750
PEI	Semi-Detached	56	69	70	65	60
	Row	68	50	47	45	40
	Apartment	323	241	392	315	275
	Total	447	360	509	425	375
NS	Semi-Detached	274	373	418	300	275
	Row	187	200	241	200	200
	Apartment	784	1,344	1,940	1,350	1,250
	Total	1,245	1,917	2,599	1,850	1,725
NB	Semi-Detached	449	475	472	435	445
	Row	220	221	211	190	190
	Apartment	698	1,337	946	875	750
	Total	1,367	2,033	1,629	1,500	1,385
QUE	Semi-Detached	3,438	4,359	4,002	3,800	3,550
	Row	1,633	2,029	1,855	1,700	1,550
	Apartment	20,797	25,426	25,976	24,200	22,000
	Total	25,868	31,814	31,833	29,700	27,100
ONT	Semi-Detached	3,007	3,006	3,142	3,150	3,000
	Row	7,121	10,255	9,288	11,000	10,350
	Apartment	17,608	19,083	28,507	35,050	24,050
	Total	27,736	32,344	40,937	49,200	37,400
MAN	Semi-Detached	191	181	243	255	264
	Row	307	387	672	441	457
	Apartment	634	1,344	1,337	2,004	2,079
	Total	1,132	1,912	2,252	2,700	2,800
SASK	Semi-Detached	138	226	243	409	399
	Row	350	485	878	550	534
	Apartment	549	1,366	1,758	2,641	2,567
	Total	1,037	2,077	2,879	3,600	3,500
ALTA	Semi-Detached	2,267	2,737	2,811	2,951	2,868
	Row	1,654	2,596	2,473	2,683	2,607
	Apartment	2,033	3,904	5,227	8,566	8,325
	Total	5,954	9,237	10,511	14,200	13,800
BC	Semi-Detached	1,239	1,454	1,082	1,100	1,200
	Row	2,276	3,485	3,647	3,900	4,000
	Apartment	4,670	10,078	12,804	14,600	15,000
	Total	8,185	15,017	17,533	19,600	20,200
CAN*	Semi-Detached	11,114	13,006	12,570	12,455	12,151
	Row	13,908	19,857	19,447	20,819	20,038
	Apartment	48,400	64,513	79,541	90,276	76,846
	Total	73,422	97,376	111,558	123,550	109,035

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1	2012Q2	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**4,416**	**4,236**	**4,480**	**4,850**	**4,450**	**4,476**	**5,620**	**4,800**	**4,500**	**4,400**	**4,400**	**4,600**	**4,400**
%	-5.9	-4.1	5.8	8.3	-8.2	-7.9	25.6	-14.6	-6.3	-2.2	0.0	4.5	-4.3
PEI	**1,404**	**1,487**	**1,521**	**1,375**	**1,300**	**2,044**	**1,540**	**1,025**	**900**	**1,300**	**1,350**	**1,400**	**1,150**
%	-0.6	5.9	2.3	-9.6	-5.5	34.5	-24.7	-33.4	-12.2	44.4	3.8	3.7	-17.9
NS	**10,021**	**10,036**	**10,312**	**10,350**	**10,200**	**11,400**	**10,648**	**9,850**	**9,500**	**10,200**	**10,300**	**10,400**	**9,900**
%	-7.8	0.1	2.8	0.4	-1.4	1.5	-6.6	-7.5	-3.6	7.4	1.0	1.0	-4.8
NB	**7,003**	**6,702**	**6,599**	**6,150**	**5,900**	**6,572**	**6,532**	**5,925**	**5,575**	**5,700**	**6,000**	**6,200**	**5,700**
%	-7.3	-4.3	-1.5	-6.8	-4.1	0.5	-0.6	-9.3	-5.9	2.2	5.3	3.3	-8.1
QUE	**79,108**	**80,028**	**77,177**	**81,300**	**82,100**	**80,304**	**81,856**	**82,000**	**81,000**	**81,500**	**82,000**	**82,500**	**82,500**
%	3.1	1.2	-3.6	5.3	1.0	-1.2	1.9	0.2	-1.2	0.6	0.6	0.6	0.0
ONT	**195,755**	**195,408**	**200,323**	**199,500**	**195,300**	**207,996**	**203,988**	**194,500**	**191,500**	**191,500**	**193,500**	**196,000**	**200,000**
%	8.2	-0.2	2.5	-0.4	-2.1	0.5	-1.9	-4.7	-1.5	0.0	1.0	1.3	2.0
MAN	**13,086**	**13,164**	**13,944**	**14,200**	**14,400**	**13,820**	**14,568**	**14,300**	**14,300**	**14,300**	**14,400**	**14,400**	**14,500**
%	-3.2	0.6	5.9	1.8	1.4	-7.1	5.4	-1.8	0.0	0.0	0.7	0.0	0.7
SASK	**11,095**	**10,872**	**13,131**	**14,000**	**13,700**	**14,688**	**14,320**	**13,600**	**13,200**	**13,600**	**13,600**	**13,800**	**13,800**
%	5.3	-2.0	20.8	6.6	-2.1	11.6	-2.5	-5.0	-2.9	3.0	0.0	1.5	0.0
ALTA	**57,543**	**49,723**	**53,756**	**59,800**	**61,000**	**58,048**	**62,596**	**59,900**	**58,600**	**60,300**	**60,900**	**61,300**	**61,500**
%	2.7	-13.6	8.1	11.2	2.0	5.5	7.8	-4.3	-2.2	2.9	1.0	0.7	0.3
BC	**85,028**	**74,640**	**76,721**	**74,800**	**81,200**	**73,884**	**70,472**	**76,000**	**79,000**	**80,700**	**81,200**	**81,400**	**81,600**
%	23.4	-12.2	2.8	-2.5	8.6	-2.1	-4.6	7.8	3.9	2.2	0.6	0.2	0.2
CAN*	**464,459**	**446,296**	**457,964**	**466,600**	**469,600**	**473,676**	**472,628**	**461,900**	**458,075**	**463,500**	**467,650**	**472,000**	**475,050**
%	7.7	-3.9	2.6	1.9	0.6	0.5	-0.2	-2.3	-0.8	1.2	0.9	0.9	0.6

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian total does not include the Territories. The point estimate for the forecast of national residential resales is 466,600 units for 2012 and 469,600 units for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 442,300-485,200 units for 2012 and 440,500-487,600 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 6: Average Residential Resale Price

($** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1	2012Q2	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**206,374**	**235,341**	**251,581**	**262,000**	**266,500**	**267,020**	**270,850**	**255,900**	**252,700**	**260,000**	**268,000**	**272,000**	**265,750**
%	15.6	14.0	6.9	4.1	1.7	3.5	1.4	-5.5	-1.3	2.9	3.1	1.5	-2.3
PEI	**146,044**	**147,196**	**149,617**	**155,600**	**158,000**	**189,117**	**150,594**	**126,350**	**120,000**	**150,000**	**158,000**	**160,000**	**164,610**
%	4.4	0.8	1.6	4.0	1.5	41.2	-20.4	-16.1	-5.0	25.0	5.3	1.3	2.9
NS	**196,690**	**206,186**	**212,512**	**223,000**	**230,000**	**223,267**	**223,176**	**223,000**	**222,460**	**225,000**	**230,000**	**235,000**	**229,900**
%	3.6	4.8	3.1	4.9	3.1	1.0	0.0	-0.1	-0.2	1.1	2.2	2.2	-2.2
NB	**154,906**	**157,240**	**160,545**	**161,500**	**164,000**	**157,544**	**163,113**	**163,000**	**162,525**	**161,000**	**164,500**	**166,725**	**163,500**
%	6.3	1.5	2.1	0.6	1.5	-2.7	3.5	-0.1	-0.3	-0.9	2.2	1.4	-1.9
QUE	**225,368**	**241,456**	**261,618**	**271,600**	**277,800**	**269,093**	**270,823**	**272,500**	**274,000**	**275,500**	**277,000**	**278,500**	**280,000**
%	4.7	7.1	8.4	3.8	2.3	1.3	0.6	0.6	0.6	0.5	0.5	0.5	0.5
ONT	**318,561**	**342,590**	**366,390**	**386,900**	**389,200**	**385,070**	**390,147**	**386,500**	**386,000**	**386,500**	**388,000**	**390,000**	**392,500**
%	5.3	7.5	6.9	5.6	0.6	3.8	1.3	-0.9	-0.1	0.1	0.4	0.5	0.6
MAN	**201,343**	**222,132**	**234,604**	**245,700**	**254,000**	**240,016**	**243,211**	**248,000**	**248,100**	**251,500**	**253,500**	**255,000**	**255,968**
%	5.8	10.3	5.6	4.7	3.4	-3.1	1.3	2.0	0.0	1.4	0.8	0.6	0.4
SASK	**232,882**	**242,258**	**259,461**	**269,000**	**275,500**	**271,546**	**269,392**	**268,500**	**270,000**	**274,000**	**275,900**	**275,500**	**276,500**
%	4.0	4.0	7.1	3.7	2.4	1.5	-0.8	-0.3	0.6	1.5	0.7	-0.1	0.4
ALTA	**341,818**	**352,301**	**353,394**	**362,200**	**372,300**	**354,675**	**362,624**	**365,100**	**366,600**	**369,300**	**371,400**	**373,200**	**375,300**
%	-3.4	3.1	0.3	2.5	2.8	0.5	2.2	0.7	0.4	0.7	0.6	0.5	0.6
BC	**465,725**	**505,178**	**561,304**	**522,200**	**535,700**	**546,204**	**507,231**	**514,000**	**520,000**	**526,000**	**532,000**	**539,000**	**545,000**
%	2.4	8.5	11.1	-7.0	2.6	0.8	-7.1	1.3	1.2	1.2	1.1	1.3	1.1
CAN*	**320,476**	**339,212**	**364,509**	**368,000**	**377,300**	**368,408**	**364,328**	**368,415**	**371,232**	**373,375**	**375,836**	**378,379**	**381,532**
%	5.1	5.8	7.5	1.0	2.5	2.2	-1.1	1.1	0.8	0.6	0.7	0.7	0.8

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian average does not include the Territories. The point estimate for the forecast of national residential resales is $368,000 for 2012 and $377,300 for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from $351,300-$378,400 for 2012 and $358,000-$395,800 for 2013.

** Quarterly averages are seasonally adjusted.

Table 7: Employment
(annual percentage change)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	0.8	1.0	-2.9	3.3	2.7	1.0	1.2
PEI	0.7	1.2	-1.3	2.9	2.0	1.3	1.0
NS	1.6	0.9	-0.1	0.2	0.1	0.5	0.8
NB	1.9	0.6	0.1	-0.9	-1.2	0.3	0.5
QUE	2.4	1.2	-0.8	1.7	1.0	0.4	1.6
ONT	1.8	1.6	-2.5	1.7	1.8	0.7	1.2
MAN	1.7	1.7	0.0	1.9	0.8	1.0	1.1
SASK	2.4	1.7	1.3	0.9	0.3	2.0	1.4
ALTA	3.9	3.1	-1.4	-0.4	3.8	2.9	2.7
BC	3.5	2.0	-2.1	1.7	0.8	2.2	2.7
CAN*	2.4	1.7	-1.6	1.4	1.6	1.3	2.1

Source: Statistics Canada, (F) Forecast by CMHC.

*The point estimate for the forecast of national employment growth is 1.3 per cent for 2012 and 2.1 per cent for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 1.0 per cent to 1.7 per cent for 2012 and 1.6 per cent to 2.5 per cent for 2013.

Table 8: Unemployment Rate
(per cent)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	13.5	13.2	15.5	14.4	12.7	13.0	13.3
PEI	10.3	10.8	12.1	11.2	11.3	11.1	11.3
NS	8.0	7.7	9.2	9.3	8.8	9.1	9.5
NB	7.5	8.5	8.8	9.3	9.5	9.8	10.1
QUE	7.2	7.2	8.5	8.0	7.8	8.1	8.0
ONT	6.4	6.5	9.0	8.7	7.8	7.7	7.5
MAN	4.4	4.2	5.2	5.4	5.4	5.3	5.2
SASK	4.2	4.1	4.8	5.2	5.0	4.8	4.7
ALTA	3.5	3.6	6.6	6.5	5.5	4.7	4.7
BC	4.3	4.6	7.7	7.6	7.5	6.8	6.6
CAN*	6.0	6.1	8.3	8.0	7.4	7.3	7.2

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast based on the June 2012 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 7.3 per cent for 2012 and 7.2 per cent for 2013. Economic uncertainty is reflected by the current range of forecasts, which varies from 7.1 per cent to 7.5 per cent for 2012 and 6.8 per cent to 7.8 per cent for 2013.

Table 9: Gross Domestic Product
(annual percentage change)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	9.2	-0.4	-9.0	6.1	2.8	1.5	1.8
PEI	1.8	0.7	0.2	2.6	1.1	1.5	1.3
NS	1.6	2.7	0.0	1.9	0.3	1.4	1.5
NB	1.1	0.6	-0.4	3.1	0.1	1.0	1.1
QUE	2.1	1.3	-0.7	2.5	1.7	1.3	2.0
ONT	2.0	-0.6	-3.2	3.0	2.0	2.1	2.0
MAN	2.7	3.8	-0.3	2.4	1.1	2.1	2.3
SASK	3.6	4.6	-3.8	4.0	4.8	3.1	3.0
ALTA	1.7	0.9	-4.5	3.3	5.2	3.4	3.2
BC	3.0	0.7	-2.1	3.0	2.9	2.5	2.9
CAN*	2.2	0.7	-2.8	3.2	2.6	2.1	2.2

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast based on the June 2012 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 2.1 per cent for 2012 and 2.2 per cent for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 1.9 per cent to 2.6 per cent for 2012 and 1.5 per cent to 2.8 per cent for 2013.

Table 10: Total Net Migration *
(number of persons)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	-1,838	394	3,056	-161	81	-500	250
PEI	381	1,253	1,689	2,253	1,054	250	400
NS	-642	1,631	3,373	1,923	-751	300	450
NB	678	1,225	2,040	2,646	953	0	150
QUE	30,840	37,091	48,329	45,881	43,905	44,000	44,500
ONT	84,717	88,700	93,686	110,331	98,280	86,200	94,500
MAN	7,150	6,162	9,601	10,957	9,948	10,500	10,400
SASK	9,279	9,494	10,059	9,103	11,841	12,000	11,000
ALTA	44,978	56,985	28,957	19,613	45,039	57,800	48,500
BC	59,109	64,901	59,978	42,027	33,962	44,400	52,500
CAN**	234,652	267,836	260,768	244,573	244,312	254,951	262,650

Source: Statistics Canada, (F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes Territories.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2011	1,642	609	-1.6	5,773	498,300	2.1	1,045
	2012(F)	1,650	610	-2.0	5,600	490,000	1.6	1,070
	2013(F)	1,800	710	0.0	5,800	495,000	1.4	1,090
Vancouver*	2011	17,867	3,686	-0.3	32,936	779,730	1.4	1,237
	2012(F)	19,000	3,500	-0.5	29,000	739,500	1.1	1,285
	2013(F)	19,200	4,000	0.8	32,500	759,000	0.9	1,325
Abbotsford-Mission	2011	537	245	n.a.	2,410	340,984	6.7	800
	2012(F)	575	250	n.a.	2,200	340,000	5.5	815
	2013(F)	675	250	n.a.	2,100	344,000	5.0	830
Kelowna	2011	934	539	n.a.	3,330	404,756	3.0	922
	2012(F)	850	600	n.a.	3,600	409,000	3.3	925
	2013(F)	1,150	700	n.a.	4,100	417,000	2.9	934
Edmonton	2011	9,332	5,017	0.9	16,963	325,595	3.3	1,034
	2012(F)	11,000	5,600	1.4	17,900	334,000	2.5	1,065
	2013(F)	11,100	6,000	2.0	18,200	344,000	2.1	1,105
Calgary	2011	9,292	5,084	-0.1	22,466	402,851	1.9	1,084
	2012(F)	12,000	5,700	1.4	25,200	413,000	1.7	1,150
	2013(F)	11,700	5,900	2.1	25,800	424,000	1.5	1,200
Saskatoon	2011	2,994	1,608	1.4	4,043	309,823	2.6	966
	2012(F)	3,100	1,900	2.5	5,300	320,000	2.4	990
	2013(F)	3,000	1,800	2.0	5,200	325,000	2.6	1,010
Regina	2011	1,694	958	5.0	3,899	277,473	0.6	932
	2012(F)	2,700	1,300	4.5	4,200	296,000	0.8	970
	2013(F)	2,300	1,200	4.0	4,200	302,500	1.0	995
Winnipeg	2011	3,331	2,002	4.8	12,297	241,408	1.1	875
	2012(F)	3,900	2,100	4.0	12,400	253,250	1.2	915
	2013(F)	4,100	2,200	3.8	12,600	263,250	1.4	955
Thunder Bay	2011	374	188	0.1	1,373	168,672	1.7	772
	2012(F)	355	195	0.9	1,360	186,000	1.5	795
	2013(F)	365	205	1.0	1,375	199,000	1.3	815
Greater Sudbury / Grand Sudbury	2011	595	321	0.1	2,507	229,485	2.8	881
	2012(F)	460	270	0.9	2,630	242,000	2.0	910
	2013(F)	700	300	1.0	2,690	248,000	1.8	935
Windsor	2011	719	466	-3.1	4,946	166,008	8.1	753
	2012(F)	670	500	3.0	5,100	174,000	8.0	760
	2013(F)	700	510	1.0	5,250	176,000	7.7	765

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2011	1,748	1,176	0.4	8,272	233,731	3.8	881
	2012(F)	2,000	1,260	1.7	8,250	242,400	3.4	910
	2013(F)	1,875	1,250	1.8	8,200	244,000	3.4	930
Kitchener-Cambridge-Waterloo	2011	2,954	1,186	2.9	6,406	312,305	1.7	889
	2012(F)	2,990	1,050	2.0	6,200	314,000	2.0	915
	2013(F)	2,790	1,100	2.0	6,100	314,500	2.2	935
St. Catharines-Niagara*	2011	1,110	655	-0.5	5,798	223,066	3.2	833
	2012(F)	970	610	1.0	5,585	230,000	3.2	855
	2013(F)	1,035	640	1.0	5,460	231,750	3.2	870
Hamilton	2011	2,462	1,370	0.8	13,932	333,498	3.4	884
	2012(F)	3,050	1,400	1.3	13,500	355,000	2.8	896
	2013(F)	2,790	1,525	1.5	13,800	365,000	2.5	908
Toronto	2011	39,745	11,247	4.7	91,760	466,352	1.4	1,149
	2012(F)	45,350	10,350	4.8	91,500	499,000	1.3	1,185
	2013(F)	35,700	10,100	2.2	88,000	502,000	1.5	1,215
Barrie	2011	700	354	n.a.	4,228	287,588	1.7	1,001
	2012(F)	635	370	n.a.	4,300	300,715	1.5	1,030
	2013(F)	610	350	n.a.	4,215	301,000	1.4	1,050
Peterborough	2011	351	239	n.a.	2,507	254,605	3.5	899
	2012(F)	270	190	n.a.	2,550	264,000	3.0	910
	2013(F)	270	190	n.a.	2,500	264,500	2.5	935
Brantford	2011	428	231	n.a.	1,971	237,283	1.8	792
	2012(F)	405	260	n.a.	1,950	239,000	1.3	807
	2013(F)	365	250	n.a.	1,890	243,000	1.1	822
Guelph	2011	764	260	n.a.	2,982	305,100	1.1	903
	2012(F)	610	275	n.a.	2,900	320,500	1.2	930
	2013(F)	610	275	n.a.	2,775	321,500	1.4	950
Oshawa**	2011	1,859	1,384	n.a.	9,604	314,450	1.8	941
	2012(F)	1,970	1,330	n.a.	10,150	332,500	1.7	970
	2013(F)	1,810	1,345	n.a.	9,550	338,000	2.0	990
Kingston	2011	959	467	n.a.	3,179	261,968	1.1	965
	2012(F)	715	450	n.a.	3,165	269,200	1.3	1,000
	2013(F)	670	440	n.a.	3,150	272,000	1.5	1,020

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2011	5,794	2,134	3.0	14,551	344,791	1.4	1,086
	2012(F)	6,575	1,900	2.3	14,400	354,500	1.2	1,130
	2013(F)	5,725	1,900	1.9	14,200	360,000	1.0	1,155
Gatineau*	2011	2,420	784	3.0	3,859	234,268	2.2	731
	2012(F)	2,900	675	2.3	4,150	244,000	2.1	750
	2013(F)	2,225	625	1.9	4,100	251,000	2.0	765
Montreal	2011	22,719	4,653	2.9	40,362	314,013	2.5	719
	2012(F)	20,100	4,000	1.3	42,500	326,000	2.3	730
	2013(F)	19,000	3,800	1.7	43,100	335,000	2.0	740
Trois-Rivières	2011	1,114	335	n.a.	972	156,919	3.9	547
	2012(F)	1,020	330	n.a.	1,025	161,500	4.2	565
	2013(F)	900	330	n.a.	980	165,000	4.5	580
Sherbrooke	2011	1,575	557	n.a.	1,760	215,449	4.7	577
	2012(F)	1,650	575	n.a.	1,800	220,000	4.7	590
	2013(F)	1,550	525	n.a.	1,850	228,000	4.5	605
Québec	2011	5,445	1,349	1.4	7,201	247,138	1.6	718
	2012(F)	5,350	1,250	2.0	7,750	260,000	1.8	730
	2013(F)	5,000	1,100	2.0	7,900	270,000	2.0	740
Saguenay	2011	859	475	n.a.	1,357	178,951	1.4	557
	2012(F)	1,050	375	n.a.	1,450	190,000	1.0	570
	2013(F)	825	350	n.a.	1,475	198,000	1.5	580
Saint John	2011	361	220	0.6	1,572	170,354	5.9	670
	2012(F)	360	220	1.5	1,525	170,000	6.0	680
	2013(F)	320	200	1.5	1,500	172,500	5.5	695
Moncton	2011	1,194	384	0.6	2,467	158,561	4.3	715
	2012(F)	1,100	350	1.5	2,400	160,500	5.2	730
	2013(F)	1,000	335	1.5	2,325	164,000	5.8	745
Halifax	2011	2,954	900	1.7	5,939	259,060	2.4	925
	2012(F)	2,460	1,050	3.0	6,500	275,000	2.6	955
	2013(F)	2,470	1,150	3.0	6,700	285,000	3.0	980
St. John's	2011	1,923	1,304	4.0	3,647	268,608	1.3	771
	2012(F)	1,825	1,225	2.0	3,950	280,000	1.5	825
	2013(F)	1,650	1,175	1.5	3,650	285,000	1.5	850
Charlottetown**	2011	534	201	1.8	546	199,580	3.3	761
	2012(F)	465	190	1.0	550	205,000	4.5	765
	2013(F)	400	175	0.9	500	208,000	5.0	790
ALL 35 LISTED CENTRES	2011	149,283	52,588	2.2	347,815	392,215	2.2	882
	2012(F)	160,080	52,210	2.3	352,540	398,248	2.2	907
	2013(F)	146,380	52,905	1.9	353,735	408,098	2.1	928

Sources: CMHC, Canadian Real Estate Association, QFREB by Centris®, FCIQ par Centris® Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

**Charlottetown is a census agglomeration (CA) not a CMA. A CA has an urban core population of at least 10,000, while a CMA has a core population of at least 100,000.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarter-to-quarter percentage change)

	2010Q3	2010Q4	2011Q1	2011Q2	2011Q3	2011Q4	2012Q1	2012Q2
New Housing								
Building permits, units, thousands	202.2	195.3	190.8	200.3	200.9	207.7	210.7	211.0
% change	*-2.1*	*-3.4*	*-2.3*	*5.0*	*0.3*	*3.4*	*1.4*	*0.1*
Housing starts, total, thousands	191.1	180.0	174.8	194.6	205.3	199.7	205.5	229.3
% change	*-10.3*	*-8.3*	*-4.2*	*6.3*	*3.5*	*-1.9*	*1.0*	*0.1*
Housing starts, singles, thousands	88.2	80.9	77.5	82.4	85.3	83.7	84.5	84.6
% change	*-10.3*	*-8.3*	*-4.2*	*6.3*	*3.5*	*-1.9*	*1.0*	*0.1*
Housing starts, multiples, thousands	102.9	99.1	97.3	112.2	120.0	116.0	121.0	144.7
% change	*2.5*	*-3.7*	*-1.8*	*15.3*	*7.0*	*-3.3*	*4.3*	*19.6*
Housing completions, total,*	54,373	48,358	36,669	44,455	49,331	45,168	39,363	42,186
% change	*16.9*	*-11.1*	*-24.2*	*21.2*	*11.0*	*-8.4*	*-12.9*	*7.2*
New Housing Price Index, 2007=100*	103.4	103.8	104.5	105.3	105.8	106.4	107.0	107.7
% change	*0.2*	*0.4*	*0.6*	*0.8*	*0.5*	*0.6*	*0.5*	*0.6*
Existing Housing								
MLS® resales, units, thousands	401,428	439,324	458,672	444,704	454,448	471,412	473,676	472,628
% change	*-10.4*	*9.4*	*4.4*	*-3.0*	*2.2*	*3.7*	*0.5*	*-0.2*
MLS® average resale price, $	333,947	347,060	364,744	365,648	361,562	360,631	368,408	364,328
% change	*-0.8*	*3.9*	*5.1*	*0.2*	*-1.1*	*-0.3*	*2.2*	*-1.1*
Mortgage Market								
1-year mortgage rate, per cent*	3.37	3.30	3.45	3.63	3.50	3.50	3.30	3.20
5-year mortgage rate, per cent*	5.52	5.31	5.32	5.56	5.32	5.29	5.26	5.34
Residential Investment**								
Total, $2002 millions	79,152	78,955	79,979	80,440	82,462	83,053	85,447	n.a
% change	*-1.3*	*-0.2*	*1.3*	*0.6*	*2.5*	*0.7*	*2.8*	n.a
New, $2002 millions	34,854	33,025	32,712	33,917	35,252	35,116	36,409	n.a
% change	*0.8*	*-5.2*	*-0.9*	*3.7*	*3.9*	*-0.4*	*3.7*	n.a
Alterations, $2002 millions	37,008	36,620	37,440	37,404	37,836	37,936	38,572	n.a
% change	*-0.4*	*-1.0*	*2.2*	*-0.1*	*1.2*	*0.3*	*1.7*	n.a
Transfer costs, $2002 millions	9,260	10,836	11,332	10,772	10,996	11,488	11,896	n.a
% change	*-9.2*	*17.0*	*4.6*	*-4.9*	*2.1*	*4.5*	*3.6*	n.a
Deflator, 2002=100*	142.4	144.6	145.2	146.1	146.7	147.7	149.0	n.a
% change	*0.2*	*1.5*	*0.4*	*0.6*	*0.4*	*0.7*	*0.9*	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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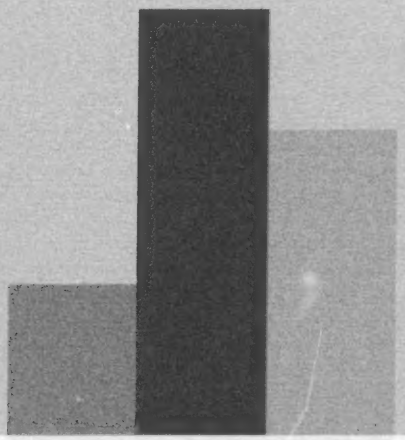

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